



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 12/18/2012

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, December 18, 2012

PRESENT: Andrew Flanagan, John Cole, Alan Reedy, Mark Miano, Diane Johnson (partial), John Maher, Michael Boujoulian

ABSENT: Jeff Thielman, Suzanne Robinson

GUESTS: Capt. Flaherty, Police Department
Eric Ammondson, Ammondson Architects
Jeff Shaw, Donham & Sweeney
Reggie Rome, Structural Engineer/Donham & Sweeney
Robert Jefferson, Fire Chief

Meeting was called to order at 7:30pm

Community Safety Building

Mr. Ammondson gave an overview of the progress of the work. Masonry repairs, stucco work and metal flashing are ongoing.~

Potential change orders.~ There are no new potential change orders.

Mr. Ammondson noted that WES has not provided an updated schedule.~ The completion date on the latest schedule is 4/22/12.~ The contract date is 3/14/13. The reasons for the extended completion date are delays in ordering windows, curtainwall and skylights.~ It is expected these items will be released by 12/21/12 as shown on the latest schedule.~ Once the items are released, WES will issue an updated schedule and attempt to make up time utilizing additional manpower.~ The PTBC requested that Ammondson provide a formal response from WES to Ammondson's 12/7/12 letter.

Cusack Terrace Stair Tower.~ Mr. Ammondson noted that he is waiting for pricing proposals from WES Construction and SGH to design and perform the remedial repairs to the interior of the stair tower.~ These proposals will be forwarded to the AHA.~ It was discussed that the Town does not want to repair the existing exterior masonry of Cusack Terrace adjacent to our area of work.

Contractor's Application for Payment. ~Application for Payment #5 was presented and unanimously approved by the committee in the amount of \$142,845.80.

APD issues. J. Flaherty noted that they have had some issues with electrical power in the past weeks. The building security system went down today but it was determined to be a blown fuse, unrelated to the project.

HVAC Issues.~ Mr. Ammondson noted that a heat pump in a second floor office (Room 208) is a replacement unit and is not vented to the outside.~ The existing fresh air intake from the exterior currently stops within the stud wall cavity. The original unit appears to have been a ducted unit.~ J. Flaherty will provide any available records about why this replacement unit is not vented.~ Ammondson will review with their mechanical consultant and make a recommendation.

John Maher requested a written response indicating how the contractor intends to get back on schedule.

Robbins Library

Committee reviewed Town Counsel's comments on the library roof contract. Committee agreed with Town Counsels recommended changes to the contract.

Central Fire Station

Reggie Rome provided an update on the new code requirements for the remodeling or renovation of a category 4 building. The Central Fire Station is category 4 building which is believed to have been built from unreinforced masonry.

Rome indicated that any renovation to the Central Fire Station would require the installation of a lateral load system. This is a requirement of the new seismic regulations that apply to the Central Fire Station.

Jeff Shaw and Reggie Rome outlined the Town's options as follows:

- Postpone the project until the code changes back to its original form or is modified to the extent that the Town will not be required to install the lateral load system.
- Conform to the new code by installing a complete lateral load system.

The committee also discussed the possible costs associated with building a new fire house at a different location. The committee voted to support a study to be completed by Donham & Sweeney that would provide additional detail as to the costs of each of the Town's options.

The following invoices have been approved:

WES Construction	#5	142,845.80
Ammondson Architects	#2231	\$22,798.85

Meeting adjourned at 9:00 pm

Respectfully submitted,

Andrew Flanagan